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# City of La Habra Property Tax Overview

# What property is taxed?

## Secured, Unsecured, Utility Rolls

### Secured Roll



### Cross Reference Roll

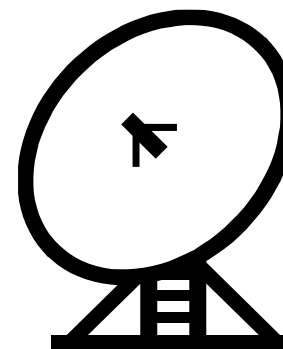
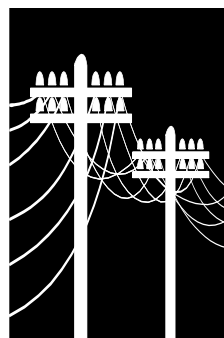
Possessory Interests, mobile homes, slips, tie downs



### Unsecured Roll



### Utility Roll



# PROPERTY TAX TIMELINE 2015-16

Values lag 12-18 months being reflected on the tax rolls.

January 1<sup>st</sup> is the lien date.  
Assessor applies CCPI per  
Prop 13, uses prior calendar  
year property information .  
(January 1, 2015)

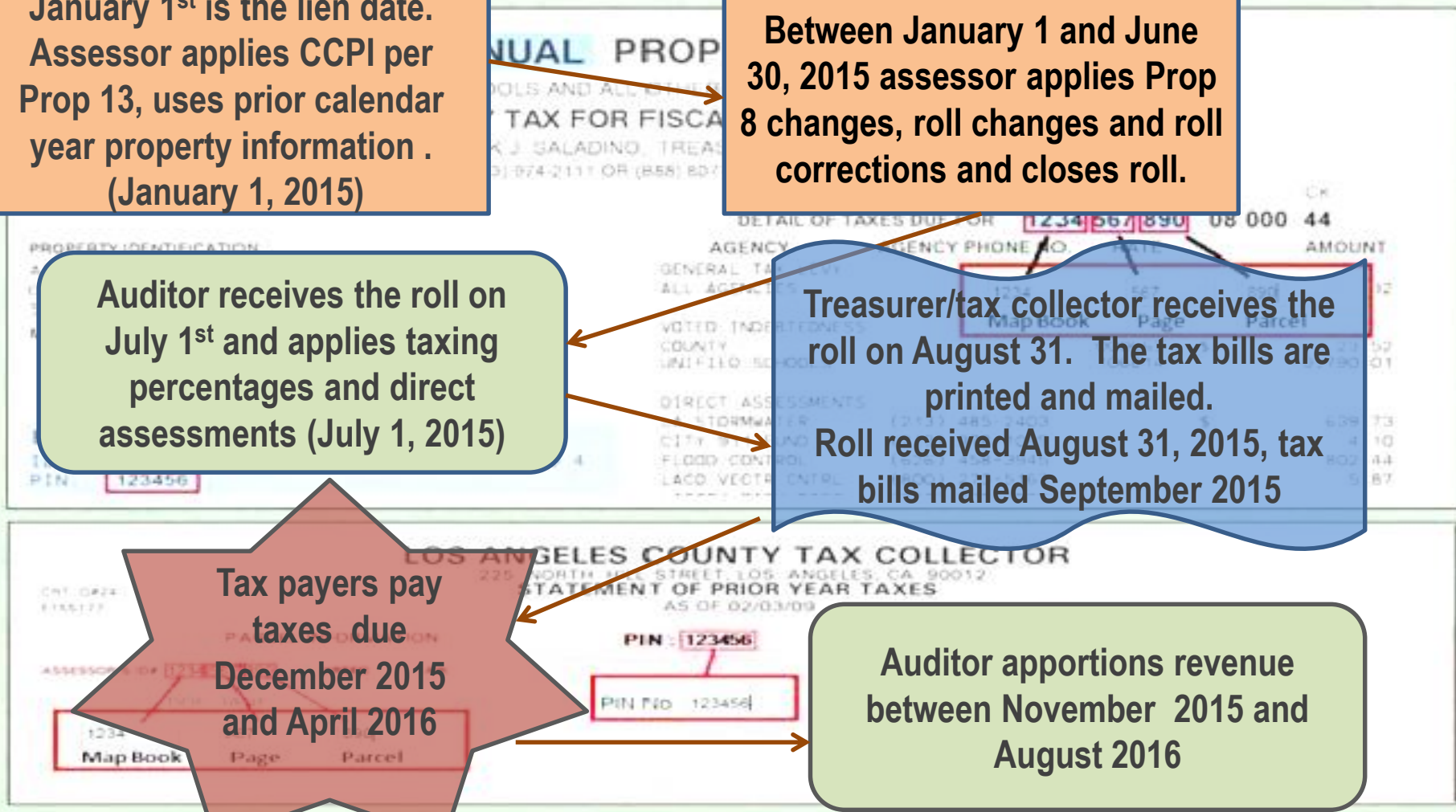
Between January 1 and June  
30, 2015 assessor applies Prop  
8 changes, roll changes and roll  
corrections and closes roll.

Auditor receives the roll on  
July 1<sup>st</sup> and applies taxing  
percentages and direct  
assessments (July 1, 2015)

Treasurer/tax collector receives the  
roll on August 31. The tax bills are  
printed and mailed.  
Roll received August 31, 2015, tax  
bills mailed September 2015

Tax payers pay  
taxes due  
December 2015  
and April 2016

Auditor apportions revenue  
between November 2015 and  
August 2016

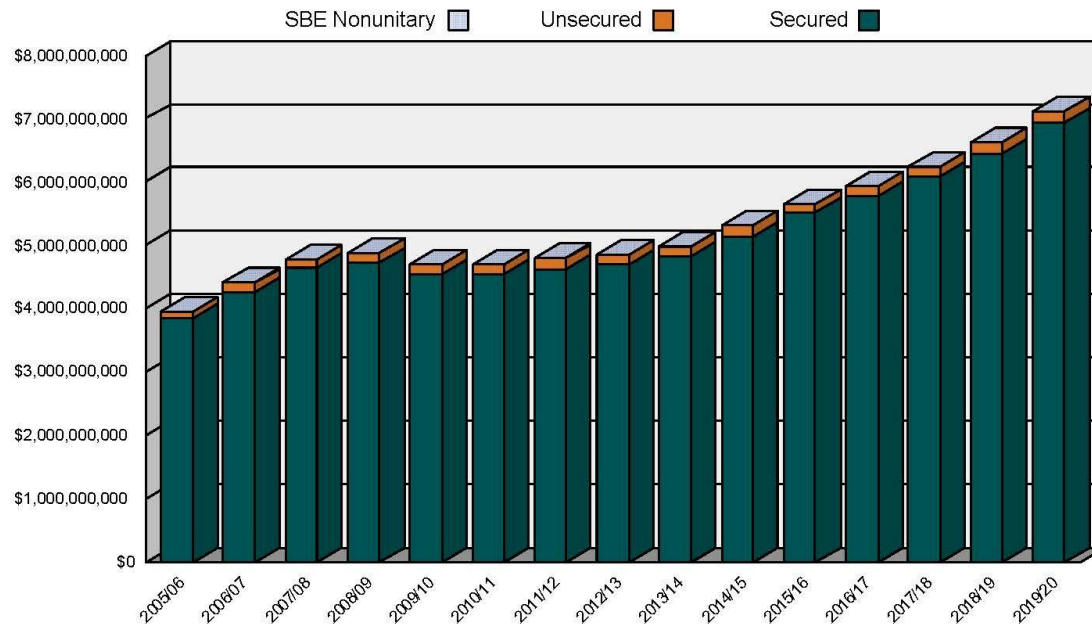


# THE CITY OF LA HABRA

## NET TAXABLE ASSESSED VALUE HISTORY

2005/06 - 2019/20 Taxable Property Values

Lien Year	Secured	Unsecured	SBE Nonunitary	Net Total AV	% Change
2005/06	\$3,846,062,399	\$112,706,475	\$3,580,637	3,962,349,511	
2006/07	\$4,259,525,443	\$142,883,446	\$2,816,213	4,405,225,102	11.18%
2007/08	\$4,636,923,799	\$133,958,477	\$2,360,949	4,773,243,225	8.35%
2008/09	\$4,732,367,888	\$139,014,487	\$2,452,153	4,873,834,528	2.11%
2009/10	\$4,551,813,761	\$152,778,491	\$2,452,153	4,707,044,405	-3.42%
2010/11	\$4,548,186,559	\$155,534,262	\$2,452,153	4,706,172,974	-0.02%
2011/12	\$4,622,334,459	\$167,630,646	\$2,452,153	4,792,417,258	1.83%
2012/13	\$4,708,639,558	\$148,631,834	\$406,153	4,857,677,545	1.36%
2013/14	\$4,833,572,115	\$145,316,033	\$406,153	4,979,294,301	2.50%
2014/15	\$5,138,956,155	\$179,132,453	\$406,153	5,318,494,761	6.81%
2015/16	\$5,512,980,514	\$145,128,899	\$406,153	5,658,515,566	6.39%
2016/17	\$5,780,167,456	\$153,583,488	\$406,153	5,934,157,097	4.87%
2017/18	\$6,089,289,285	\$153,752,591	\$406,153	6,243,448,029	5.21%
2018/19	\$6,455,665,620	\$164,994,665	\$359,370	6,621,019,655	6.05%
2019/20	\$6,938,383,761	\$170,737,546	\$359,370	7,109,480,677	7.38%



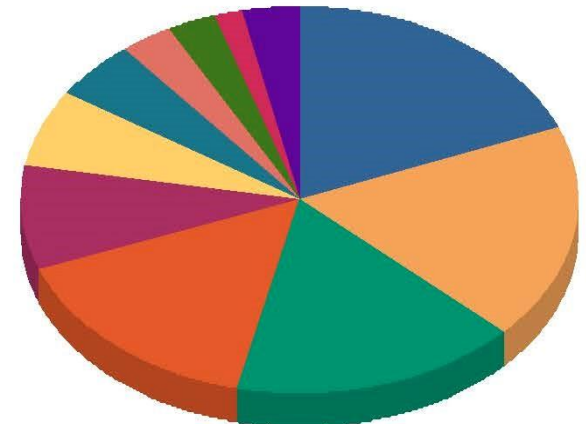
# THE CITY OF LA HABRA

## 2019/20 WEIGHTED AVERAGE SHARES

ATI Revenue by Agency for all TRAs within Selected Agency (Revenue Calculated as if RDAs no Longer Existed)

Agency	Agency Description	Weighted Avg Share
SHA.01	La Habra Elementary General Fund	18.771401%
TBA.01	Fullerton Union High General Fund	18.220589%
A34.01	La Habra General Fund	16.654032%
664.01	Educational Revenue Augmentation Fund	15.565249%
SJA.01	Lowell Joint Elementary General Fund	8.694469%
VBA.01	North Orange County Community College General Fund	6.162023%
100.01	Orange County General Fund	5.201504%
C90.03	O.C. Sanitation #3 Operating	2.954745%
ZAA.01	O.C. Dept. of Education- General Fund	2.783356%
400.01	Orange County Flood Control District	1.746007%
120.01	Orange County Public Library	1.472149%
405.01	O.C. Harbors Beaches & Parks CSA 26	1.349611%
C89.01	Orange County Transit Authority	0.247782%
C66.01	Orange County Vector Control District	0.098592%
SJA.03	Lowell Joint Elementary	0.065518%
100.03	Orange County General-OCSLAD Dissolution	0.007120%
475.01	CSA #20 La Habra	0.003128%
A34.24	La Habra City Street Lighting Reorg.	0.002085%
C90.02	O.C. Sanitation #2 Operating	0.000638%
		100.00%

La Habra Elementary General Fund	18.8%
Fullerton Union High General Fund	18.2%
La Habra General Fund	16.7%
Educational Revenue Augmentation Fund	15.6%
Lowell Joint Elementary General Fund	8.7%
North Orange County Community College General Fund	6.2%
Orange County General Fund	5.2%
O.C. Sanitation #3 Operating	3.0%
O.C. Dept. of Education- General Fund	2.8%
Orange County Flood Control District	1.7%
Others	3.2%
Total:	100.0%







**Shari L. Freidenrich, CPA**  
 Orange County Treasurer - Tax Collector  
 P.O. BOX 1438 • Santa Ana, CA 92702-1438  
 625 N. Ross Street, Building 11, Room G58, Santa Ana  
 Office Hours: 8:00 AM-5:00 PM Monday - Friday  
 Phone Hours: 9:00 AM-5:00 PM (714) 834-3411  
[ocgov.com/octaxbill](http://ocgov.com/octaxbill)

**INTERNET COPY**

## 2018-19 SECURED PROPERTY TAX BILL

For Fiscal Year Beginning July 1, 2018 and Ending June 30, 2019

0037592-0037592 PDF#----- 736721 OCT013

**ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE  
 ONLINE PER CA GOV CODE §6254.21**

### DID YOU KNOW?

Sign up to receive a text/email due date reminder at [ocgov.com/taxreminder](http://ocgov.com/taxreminder)

Pay online at [ocgov.com/octaxbill](http://ocgov.com/octaxbill) to receive same day credit, no service fee by eCheck and an emailed receipt.

Mailed payments must have a USPS postmark on or before the last timely payment date. If you wait until the last day to mail your payment, get your envelope hand-stamped with a postmark to ensure it is timely.

Major construction has eliminated close parking to our office - please pay online!

### PROPERTY LOCATION

### ASSESSED VALUES & EXEMPTIONS AS OF JANUARY 1, 2018

DESCRIPTION	FULL VALUE	COMPUTED TAX
LAND	190,825	
IMPROVEMENTS - BUILDING	90,940	
<b>TOTAL VALUES:</b>	<b>281,765</b>	<b>3,343.43</b>
<b>HOMEOWNER EXEMPTION</b>	<b>-7,000</b>	<b>-74.25</b>
<b>TOTAL NET TAXABLE VALUE:</b>	<b>274,765</b>	<b>3,269.18</b>

OWNER OF RECORD AS OF 12:01 AM, JANUARY 1, 2018

**ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE PER CA  
 GOV CODE §6254.21**

PARCEL NO. (APN)	TAX RATE AREA	1st Installment DUE 11/1/18	2nd Installment DUE 2/1/19	TO PAY BOTH INSTALLMENTS BY 12/10/18
[REDACTED]	06-008	\$1,634.59	+	= \$3,269.18

### IMPORTANT INFORMATION

If you sold this property or no longer own it, you can disregard this bill. Property taxes are the responsibility of the new owner. Contact the Office of the Assessor at (714) 834-2727 regarding ownership changes.

### VOTER APPROVED TAXES AND SPECIAL ASSESSMENTS

SERVICE AGENCY	RATE	VALUE	TAXES
BASIC LEVY RATE	1.00000	274,765	2,747.65
FULLERTON UNION HS	.02901	274,765	79.70
NORTH OC COMM COLLEGE	.02829	274,765	77.74
METRO WATER D-MWDOC	.00350	274,765	9.61
<b>SPECIAL ASSESSMENT CHARGES</b>			
MOSQ.FIRE ANT ASSMT		PHONE NO. (800)273-5167	7.48
VECTOR CONTROL CHG		(800)273-5167	1.92
MWD WATER STDBY CHG		(866)807-6864	10.08
OCSD SEWER USER FEE		(714)593-7281	335.00
<b>TOTAL CHARGED</b>	<b>1.06080</b>		<b>3,269.18</b>

HOMEOWNER CLAIMANT IS REDACTED PER CA GOV CODE §6254.21

FOR DETAILS OF TAX TYPES, VISIT OUR WEBSITE AT [OCGOV.COM/OCTAXBILL](http://OCGOV.COM/OCTAXBILL)

THERE WILL BE A \$26.00 FEE FOR EACH PAYMENT RETURNED UNPAID BY YOUR BANK FOR ANY REASON.  
 RETAIN TOP PORTION FOR YOUR RECORDS - IF PAYING BY CHECK, YOUR CANCELLED CHECK IS YOUR RECEIPT OR PAY ONLINE AND RECEIVE AN EMAILED RECEIPT



City receives its 16.65% share of only the Basic Levy Revenue. All other portions of the Total Charged amount goes to other taxing entities. In this example, the City receives about \$475.59. This is 14.26% of the total tax paid on this tax bill.

Delivering Revenue, Insight and  
 Efficiency to Local Government



**City of La Habra  
General Fund Property Tax Allocations**

	<u><b>2014-15</b></u>	<u><b>2015-16</b></u>	<u><b>2016-17</b></u>	<u><b>2017-18</b></u>	<u><b>2018-19</b></u>
Secured Tax Revenue					
Local Roll	\$7,842,023	\$8,466,465	\$8,914,922	\$9,369,704	\$9,913,861
Homeowner Exemption Revenue	57,976	58,171	56,961	55,232	54,498
Unitary/Railroad	143,017	151,807	154,096	172,465	186,826
<b>Total Secured:</b>	<b>\$8,043,017</b>	<b>\$8,676,443</b>	<b>\$9,125,979</b>	<b>\$9,597,401</b>	<b>\$10,155,185</b>
Unsecured Tax Revenue	302,292	288,001	281,881	304,153	305,658
Supplemental Tax Revenue	214,047	226,228	260,786	299,358	279,346
Miscellaneous Tax Revenue	563,317	214,568	548,213	171,415	194,296
VLFAA Revenue	5,160,385	5,482,471	5,759,766	6,047,829	6,419,765
<b>Combined Total:</b>	<b>\$14,283,057</b>	<b>\$14,887,710</b>	<b>\$15,976,624</b>	<b>\$16,420,155</b>	<b>\$17,354,249</b>
% Growth over Prior Yr.		4.23%	7.31%	2.78%	5.69%

## PROPERTY TAX REVENUE - 2019/20

Estimated Revenue, Assuming Zero Delinquency, County Admin Fees Not Deducted

General Fund Summary - Non SA TRAs								
Roll	Non SA TRAS Taxable Value	Rate	General Fund Revenue	Debt Rate	Debt Revenue	Total Revenue		
SEC	\$6,329,552,892	0.165877780	\$10,499,321.81	0.000000	\$0.00	\$10,499,321.81		
UTIL	\$359,370	0.165450288	\$594.58	0.000000	\$0.00	\$594.58		
UNS	\$101,671,485	0.163479106	\$166,211.64	0.000000	\$0.00	\$166,211.64		
TOTAL	\$6,431,583,747	0.165839837	\$10,666,128.02	0.000000	\$0.00	\$10,666,128.02		
+ Aircraft	\$0		\$0.00		\$0.00	\$0.00		
Total Before Adjustment for AB-8 Growth		\$6,431,583,747	0.165839837	\$10,666,128.02	0.000000	\$0.00	\$10,666,128.02	
+ Adjustment for AB-8 Growth (Net effective Total Revenue Loss/Gain)			\$219,828.38			\$219,828.38		
Non SA TRAs Total		\$6,431,583,747	0.169257788	\$10,885,956.40		\$10,885,956.40		
General Fund Summary - SA TRAs								
Roll	Net Value	SA TRAS Base Year Value	Rate	Base Year Revenue	Debt Rate	Debt Revenue	Total Revenue	
SEC	\$608,830,869	\$146,908,063	0.174642733	\$256,564.26	0.000000	\$0.00	\$256,564.26	
UTIL	\$0	\$0	0.000000000	\$0.00	0.000000	\$0.00	\$0.00	
UNS	\$69,066,061	\$35,850,336	0.175120896	\$62,781.43	0.000000	\$0.00	\$62,781.43	
TOTAL	\$677,896,930	\$182,758,399	0.174736531	\$319,345.69	0.000000	\$0.00	\$319,345.69	
+ Aircraft	\$0	\$0		\$0.00		\$0.00	\$0.00	
+ Adjustment for AB-8 Growth (Net effective Total Revenue Loss/Gain)				\$6,581.70			\$6,581.70	
SA TRAs Total		\$677,896,930					\$325,927.39	
General Fund Total		\$7,109,480,677	\$6,614,342,146	0.169508676	\$11,211,883.78	0.000000	\$0.00	\$11,211,883.78
SB 2557 County Admin Fees (Prior Year Actual Amount)								-\$67,410.00

**NOTE:** The GF Section Includes TRAs in Successor Agencies with a net taxable value of \$73,638,439 and a total revenue of \$121,915.31 that are no longer receiving Incremental revenue because the revenue collected has been capped. (La Habra CRA Beta 2 1982-83, La Habra CRA Gamma 1 1983-84)

Unitary Revenue (Prior Year)	\$162,639.05
VLF Revenue (Estimated)	\$6,893,378.60

General Fund Total:	\$11,211,883.78
Combined General Fund Total:	\$18,267,901.65



QUESTIONS?